CITY OF VANCOUVER

REFERRAL REPORT

Report Date: October 29, 2024
Contact: Sarah Cranston
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VanRIMS No.: 08-2000-20
Meeting Date: November 12, 2024

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Text Amendment: 8 East Broadway (Formerly 2-24 East Broadway and 2520 Ontario Street)

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Chard Development Ltd., on behalf of Brontario Properties Inc., the registered owner of the lands at 8 East Broadway (formerly 2-24 East Broadway and 2520 Ontario Street) [*PID 031-721-231: Lot A Block 27 District Lot 302 Group 1 New Westminster District Plan EPP121271*], to amend the text of CD-1 (826) (Comprehensive Development) District By-law No. 13478 to increase the maximum floor space ratio (FSR) from 7.50 to 8.50 and the maximum building height from 45.1 m (148 ft.) to 62 m (203 ft.), with additional height for the portion with rooftop amenity, to permit the development of a 21-storey mixed-use rental building containing commercial uses and a private childcare facility be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Musson Cattell Mackey Partnership, received August 15, 2023 and resubmission plans received April 10, 2024 provided that

the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

C. THAT Recommendation A and B be adopted on the following conditions:

(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application at 8 East Broadway (formerly 2-24 East Broadway and 2520 Ontario Street) to amend CD-1 (826) (Comprehensive Development) District under the *Broadway Plan* (Plan) to permit a 21-storey mixed-use rental building containing 168 units, commercial uses at the ground level, and a private 37-space childcare facility on the second storey.

Staff have assessed the application and conclude it meets the intent of the Plan. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022)
- Public View Guidelines (2024)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)

- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2023)
- Childcare Design Guidelines (1993, last amended 2021)
- Green Buildings Policy for Rezonings (2010, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Urban Forest Strategy (2014, last amended 2018)
- Latecomer Policy (2021)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)

REPORT

Background/Context

1. Site and Context

The subject site is comprised of one parcel located on the southeast corner of the intersection of East Broadway and Ontario Street in the Mount Pleasant neighbourhood (see Figure 1). The site size is 1,499 sq. m (16,136 sq. ft.), with a frontage of 45.5 m (149 ft.) along East Broadway and a site depth of 33.2 m (109 ft.) along Ontario Street. The site slopes toward East Broadway by approximately 3.6 m (12 ft.) with highest point at the lane.

The neighbourhood is undergoing significant change with future redevelopment of the Plan. The future Broadway Subway Main Street Station is one block east of the subject site.

Previous Rezoning Applications – On October 27, 2020, Council approved, in principle, a rezoning application by Formosis Architecture for a 12-storey office building with commercial uses at the ground level. At the time, the rezoning site was occupied with a three-storey commercial building and a detached residential building. Three rental tenancies were eligible for protection by the *Tenant Relocation and Protection Policy* (TRPP) and compensated accordingly. The former applicants consolidated the development site, at which time the primary site address became 8 East Broadway, and enacted CD-1 (826) on July 20, 2022.

On February 20, 2023, a rezoning application was submitted by Chard Development Ltd. to amend CD-1 (826) to permit an increase in maximum building height. The application was approved by Council, and amendments to CD-1 (826) were enacted on July 25, 2023.

Current Rezoning Application – On August 15, 2023, Chard Development Ltd. submitted the subject rezoning application to amend CD-1 (826) to permit a 21-storey mixed-use rental building. A revised application was subsequently submitted April 10, 2024 to comply with the Plan and include a second storey of non-residential space above the ground floor.

Figure 1: Location Map

Neighbourhood Amenities – The following public and non-profit amenities are within close proximity:

- **Parks:** Jonathan Rogers Park (110 m), Major Matthews Park (300 m), Main and 7th Park (450 m).
- **Cultural/Community Spaces:** Mount Pleasant Community Centre and Library (400 m).
- **Childcare:** Tenth Avenue Alliance Wee Care Day Care Centre (150 m), 3 Corners Child Care Centre (400 m), City Hall Child Care (1 km).

Local School Capacity – The site is located within the catchment of Simon Fraser Elementary School and Eric Hamber Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Simon Fraser Elementary School will be over enrollment capacity, operating at 176% by 2031, while Eric Hamber Secondary School will be under capacity, operating at 79% by 2031.

The VSB report notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

2. Policy Context

Vancouver Plan (2022) – The *Vancouver Plan* was approved by Council on July 22, 2022, and is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework with further implementation planning work to follow over the coming years. The site is located within the *Broadway Plan* area which is generally in alignment with the *Vancouver Plan.*

Broadway Plan (2022) – The *Broadway Plan* (Plan) is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. The site is located within the Broadway Shoulder Area East - Area B (MBSB) sub-area of the Plan. The Plan allows for consideration of rezoning at this location for secured rental housing towers up to 30 storeys, or to the underside of Queen Elizabeth Park View 3.2.4 if more restrictive, and a maximum density of 8.50 FSR.

Housing Needs Report (2022) – On April 27, 2022, Council received a *Housing Needs Report* (HNR). Further to the BC Provincial government's requirement, Council must consider their most recent HNR when developing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing, and special needs housing. This zoning amendment would facilitate the delivery of rental housing including a component of below-market rental units and address the data and findings within the HNR.

Housing Vancouver Strategy (2017) – *Housing Vancouver* focuses on the right supply of new homes, including rental, to meet a continuum of housing types. Overall, 72,000 new homes are targeted, including 20,000 purpose-built rental units. Targets and actions seek to retain a diversity of incomes and households in the city. If approved, this rezoning will contribute towards the targets for market and below-market rental housing units.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy (2024) – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes minimum heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier Two of the TOA legislation. As the Plan allows more height and density, the application is being process under the Plan policies.

Strategic Analysis

1. Proposal

The rezoning application proposes a 21-storey mixed-use rental building consisting of 168 units, commercial uses on the ground floor and a private 37-space childcare facility on the second storey. The proposed building includes 11,876 sq. m (127,838 sq. ft) of residential use and 873 sq. m (9,394 sq ft.) of commercial use including the private childcare facility, with an overall density of 8.50 FSR. Loading spaces are proposed along the rear lane, and underground vehicle parking is accessed from the rear lane via two car elevators.

Figure 2: View of Proposed Building (Looking South)

2. Land Use

The proposed residential use and two storeys of commercial uses are consistent with the Plan.

3. Form of Development, Height and Density

(Refer to drawings in Appendix C and statistics in Appendix F)

In assessing urban design performance, staff considered the built form expectations of the Plan (Broadway Shoulder Area East - Area B) and *Public View Guidelines*.

Form of Development – This application is consistent with the Plan's expectations for number of towers, use, minimum frontage, view cone compliance, tower separation, tower floorplate size and density.

The applicant has provided the required 12 m (40 ft.) tower setbacks to ensure sufficient separation between future neighbouring tower developments. Staff conclude the proposed massing and density aligns with the Plan, subject to form of development conditions in Appendix B.

Height – The Plan anticipates 30-storey towers for rental housing, or up to the underside of Queen Elizabeth Park View 3.2.3-3.2.4 if more restrictive. The Queen Elizabeth Park View 3.2.4 limits height on the subject site. The proposed 21-storey building is achieving the maximum allowable building height in accordance with the *Public View Guidelines,* and meets the maximum building height policy in the Plan.

Density – The Plan allows density up to 8.50 FSR based on intended urban design performance. The application complies with the Plan's build form objectives and proposes a density of 8.50 FSR.

Shadowing – The Plan anticipates preservation of sunlight onto parks and public school yards between 10 AM and 4 PM at the spring and fall equinoxes. The proposal does not create new shadows on Jonathan Rogers Park in accordance with the Plan policies.

Public Realm and Interface –The Plan identifies the southeast corner of the intersection of East Broadway and Ontario Street as an opportunity area for enhanced corner setbacks for a privately owned public space (POPs), intended to be accessible to the public and secured through a Statutory Right-of-Way (SROW). Due to the constraints of an extremely sloped site, provision of enhanced corner setbacks and a POPs is not feasible. However, the southeast corner of the intersection will be activated and animated through provision of a public bike share (PBS) station along Ontario Street, as well as bicycle parking and a planter with integrated seating. Two retail spaces fronting East Broadway will introduce community-serving retail and support continuity of active ground floor uses along the Broadway corridor.

Private Amenity Space – The proposal includes indoor and outdoor amenity spaces located at the two uppermost storeys. The outdoor amenity space is limited in size and functionality. Further design development is conditioned in Appendix B to improve the quality and usability of the outdoor amenity space, and co-locate the children's outdoor play area contiguous with the indoor amenity area.

Urban Design Panel – A review by the Urban Design Panel was not required as the proposal is consistent with the urban design and built form expectations of the Plan.

Conclusion – Staff reviewed the site-specific conditions and have concluded that the proposal reflects the height, density, and built form expectations of the Plan, and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would support submission of a development permit for a building with approximately 168 rental units which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

Figure 3: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market Rental Housing as of June 30, 2024

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	35,500	3,440 (9%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.

2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.

3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2023, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Mount Pleasant/Renfrew Heights area, where this site is located, is 0.5%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The Plan requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms, and a minimum of 25% of units with two bedrooms. This application proposes 35.5% family units in a mix of 26% two-bedroom and 9.5% three-bedroom units, thereby not meeting the policy minimum requirement for three-bedroom units. A condition of approval, and a provision in the CD-1 By-law, have been included to ensure the Plan policy requirement for a minimum of 25% two-bedroom units and minimum of 10% three-bedroom units is met. All family units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – Average rents for units on the eastside are shown in Figure 4. Rent increases, over time, are subject to the Residential Tenancy Act. Average market rents in newer rental buildings on the eastside are shown in the left two columns in Figure 4. The market rental housing will provide options which are significantly more affordable than average home ownership costs as indicated in the three right columns.

Figure 4: Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Income Served

	Newer Rental Buildings - Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
Unit	**Average Market Rent[1]**	**Average Household Income Served**	**Monthly Costs of Ownership[2]**	**Average Household Income Served**	**Down-Payment at 20%**
Studio	$1,776	$71,040	$2,200	$88,000	$79,550
1-bed	$2,116	$84,640	$2,885	$115,400	$108,000
2-bed	$2,839	$113,560	$3,809	$152,360	$141,300
3-bed	$3,245	$129,800	$5,565	$222,600	$213,000

[1] Data from the October 2023 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2014 or later on the Eastside of Vancouver

[2]Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, $150-$250 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2020 assessments and property tax rate).

Security of Tenure— Purpose-built rental housing offers secure rental tenure. All residential units in the proposal would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Tenants– At time of the 2020 rezoning application, the site contained a detached residential building with six residential rental units. Three rental tenancies were eligible under the City's *Tenant Relocation and Protection Policy* (TRPP). As part of the original rezoning, the applicant provided a Tenant Relocation Plan which was approved. Three eligible tenants were compensated and relocated in accordance with the TRPP, and the residential building has since been demolished.

The subject site has no existing rental units, and there are no existing eligible tenants as defined by the City's TRPP. If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan that meets the City's TRPP.

5. Parking and Transportation

The site is well serviced by transit, within 225 m of the future Main Street Skytrain Station and 700 m of the Broadway-City Hall Station.

The application proposes 56 vehicle parking spaces and 460 bicycle spaces. Vehicle parking is provided on two levels of underground parking, accessed from the rear lane via two car elevators. Bicycle parking is provided on the ground level and level two. Conditions included in Appendix B require the proposal meet the requirements of the Parking By-law at the time of development permit.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling strategies to meet anticipated energy and emissions and embodied carbon targets in Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* seeks to preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission be sought to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are no on-site trees and five City trees adjacent to the development site on East Broadway and Ontario Street. All five City trees are proposed to be retained. The landscape plan proposes approximately 11 new on-site trees. The final number of new trees will be determined through the development permit process. See Appendix B for form of development, landscape, and engineering conditions.

7. Public Input

Public Notification – A rezoning information sign was first installed on the site on December 20, 2023. A revised sign was subsequently installed on May 3, 2024 reflecting the resubmission.

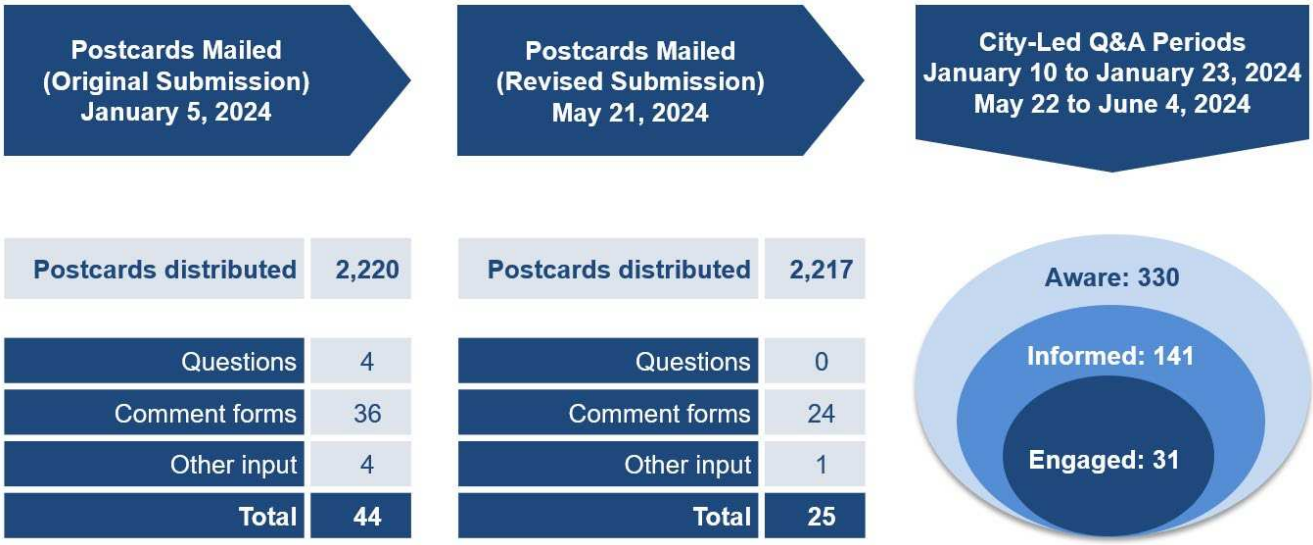
Approximately 2,220 notification postcards were distributed within the neighbouring area on or about January 5, 2024. Following the application resubmission, approximately 2,217 postcards were distributed within the neighbouring area on or about May 21, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from January 10, 2024 to January 23, 2024 for the original application. Questions were submitted by the public and posted with a response over a two-week period. A video fly-through of the proposal was made available for online viewing. A second question and answer period for the resubmission was held from May 22, 2024 to June 4, 2024.

The virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit questions, which staff actively monitored and responded to publicly.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 69 submissions were received.

Figure 5: Overview of Notification and Engagement



Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Rental Housing:** The proposed development would add much needed rental housing supply to the Broadway Corridor.
- **Height, Density and Location:** The proposed height and density is appropriate for this location, given proximity to a major transit route and a future Skytrain station, as well as to bikeways, services, and public amenities. The proposed height, density, and form of development aligns with the policy direction and expectations of the Plan.
- **Childcare:** The inclusion of a private childcare facility is highly supported.
- **Bikeshare:** The inclusion of a PBS station on the site is highly supported.

Generally, comments of concern fell within the following areas:

- **Height, Density and Neighbourhood Character:** Concern that the proposal is too tall, blocks sightlines to the North Shore mountains, and does not fit the character of a quiet, heritage neighbourhood. Liveability and community wellbeing would be negatively impacted.
- **Building design:** The proposed design doesn't fit the existing architecture and typology of the neighbourhood.
- **Housing Affordability:** Concern the new units will not be affordable for those who need housing, and concern that no below-market rental units are included as part of the proposal.
- **Traffic Safety:** Concern that the increase in housing units will create more traffic and vehicular conflicts with the cyclists at the intersection given the existing bikeways that surround the site, which are already dangerous due to volume of traffic and slope.
- **Parking:** Concern that the proposed development is under parked and will negatively contribute to the existing vehicular congestion and street parking challenges in the neighbourhood.

Staff Response

Height and Density – The proposed height, density and uses are consistent with the intent of the MBSB sub-area of the Plan.

Building Design – The proposal is consistent with the urban design expectations of the Plan, and a review by the Urban Design Panel was not required.

Staff have prepared conditions for further design refinement at the development permit stage, including to improve the quality and usability of the outdoor amenity space, and co-locate the children's outdoor play area contiguous with the indoor amenity area as noted in Appendix B.

Housing Affordability – The Plan permits a range of development options and housing tenures across the plan area. The proposal for a market rental building at 8.50 FSR complies with the Plan and adds much-needed rental housing supply to the neighbourhood.

All proposed residential units will be rental units. A Housing Agreement will be registered on title and will stipulate that no units can be stratified or sold, which provides housing security to future tenants. While the starting rents will be set at market rates, after initial occupancy, rent escalation during a tenancy will be limited to the increases authorized by the Residential Tenancy Act.

Parking – The proposed development is required to comply with the Parking By-law at the time of development permit for the provision of residential, visitor, and accessible parking spaces as well as loading spaces. A Transportation Demand Management Plan will also be required at the time of development permit to maximize the utility of sustainable transportation options and reduce motor vehicle dependence.

The site is well-served with transportation options, including the frequent transit network, cycling infrastructure at the future Main Street Skytrain station, and Staff expect to see an overall reduction in vehicle trips with the completion of the Broadway Subway.

Traffic Safety – New developments are required to provide access from laneways or the lowest classified roadway, to mitigate conflicts with motorists, cyclists and pedestrians, and to improve overall safety. This development will be required to provide street and public realm improvements along the site frontages to improve cyclist and pedestrian safety.

8. Public Benefits

Community Amenity Contributions (CACs) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezonings*. Real Estate Services staff have reviewed the application and the cost of securing the rental housing units and have determined that no CAC is expected.

Development Cost Levies – The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage.

This application is eligible for a waiver of (a portion of) the City-wide DCLs applicable to the residential portion of the building, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent Public Hearing to amend the rezoning conditions.

Based on rates in effect as of September 30, 2024 and the proposed 11,876 sq. m (127,838 sq. ft) of residential floor area and 873 sq. m (9,394 sq. ft.) of commercial floor area, it is estimated that the project will pay DCLs are estimated to be $5,202,185. Because the childcare facility is proposed to be privately owned, it is not eligible for the DCL rate available to not-for-profit childcare, and therefore subject to the DCL rate for ‘commercial and other’ uses.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City’s DCL

Bulletin for details on DCL rate protection.

Public Art Program – The application is subject to a public art contribution estimated at $271,719. The final contribution will be calculated based on the rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash in lieu (at 80% of the public art budget).

A summary of the public benefits associated with this application is included in Appendix G.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide market rental housing, DCLs, and a public art contribution. See Appendix G for additional details.

The proposed 37-space childcare facility will be privately owned. There are no legal provisions to ensure the childcare use is preserved for the life of the building and therefore no operating subsidies or property tax exemptions from the City are anticipated.

CONCLUSION

Staff conclude that the proposed land use, form of development and are consistent with the Plan. If approved, the application would contribute 168 rental residential units and a 37-space private childcare facility.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to public hearing with the draft amendments to the CD-1 (826) By-law shown in Appendix A, subject to the public hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix D.

* * * * *

8 East Broadway (Formerly 2-24 East Broadway and 2520 Ontario Street)
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to amend a CD-1 by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of By-law No. 13478.

2. Council renumbers sections 7 and 8 as sections 8 and 9, respectively.

3. Council strikes out sections 3 through 6 and substitutes the following:

“

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

    (a) Cultural and Recreational Uses;

    (b) Dwelling Uses, limited to Mixed-Use Residential Building;

    (c) Institutional Uses;

    (d) Office Uses;

    (e) Retail Uses;

    (f) Service Uses;

    (g) Utility and Communication Uses; and

    (h) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4.1 The design and layout of at least 35% of the total dwelling units must:

    (a) be suitable for family housing; and

    (b) have 2 or more bedrooms, of which:

        (i) at least 25% of the total dwelling units must be 2-bedroom units, and

        (ii) at least 10% of the total dwelling units must be 3-bedroom units.

4.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.

4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

(a) display of flowers, plants, fruits and vegetables in combination with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 1,499.1 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 8.50.

5.3 A minimum floor space ratio of 0.58 must be used for non-dwelling uses.

5.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

5.5 Computation of floor area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

(f) all storage area below base surface for non-dwelling uses.

5.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

6.1 Building height must not exceed 62.0 m.

6.2 Despite Section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height to the top of the permitted common rooftop amenity space and mechanical appurtenances must not exceed 66.6 m, except that no part of the development may protrude into public view corridor 3.2.4 (Queen Elizabeth Park).

Horizontal Angle of Daylight

7.1 Each habitable room must have at least 1 window on an exterior wall of a building.

7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

7.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.

7.5 An obstruction referred to in section 7.3 above means:

(a) any part of the same building excluding permitted projections; or

(b) the largest building permitted on any adjoining site.

7.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:

(a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and

(b) the minimum distance of unobstructed view is at least 3.7 m.

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* * * * *

8 East Broadway (Formerly 2-24 East Broadway and 2520 Ontario Street)
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by MCM, received August 15, 2023 and resubmission plans received April 10, 2024, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

1.1 Design development to improve the interface with the public realm as follows:

(a) Improve the unarticulated walls adjacent to the Public Bike Share (PBS) station on Ontario Street and laneway interface to maximize pedestrian activation and interests.

Note to Applicant: this condition may be achieved by considering opportunities for public art such as murals, a prominent feature of the Mt. Pleasant neighbourhood;

(b) Explore additional landscape features to strengthen the pedestrian amenity and interface of public and private realm.

(c) Provision of high quality street furniture and conceptual lighting strategy and implementation plan for pedestrian scale lighting to enhance the proposed public realm environment.

Note to Applicant: this condition should be met at the Development Permit stage. Public realm lighting to be coordinated to meet Engineering standards and requirements.

1.2 Design development to improve the common outdoor amenity space to provide a larger and more functional children's play area with a direct point of access between indoor common amenity space and an accessible washroom.

Note to Applicant: A high level of visible and physical access is required from indoor common amenity space to ensure the safe use of the children's play area. Refer to Landscape condition 1.5 and Housing Condition 1.13.

1.3 Design development to improve the architectural expression of the rooftop architectural appurtenance to contribute to the City's skyline.

Note to Applicant: The crown of this building will be highly visible from multiple important viewpoints, and should be designed to be a well-integrated component of the overall architectural design.

CPTED - Crime Prevention through Environmental Design

1.4 Provision for crime prevention through environmental design (CPTED), including:

(a) Design measures intended to mitigate real or perceived safety threats in alcoves, and intentional damage;

(b) Provision of lighting in outdoor common areas and paths;

(c) Provisions intended to maximize visibility and security in the underground parking garage in accordance with the Parking By-law including:
- (i) Providing 24-hour overhead lighting;
- (ii) Providing white-painted wall surfaces; and
- (iii) Ensuring a high degree of visibility at doors, lobbies, stairs, and other access routes.

Note to Applicant: light fixture types, locations, and illumination levels should be indicated on the landscape or site plans, and should be integrated into the site and building design. Site lighting should address strategies for path and exit lights, wayfinding, security, decoration, and mail delivery. Exterior lights should be oriented away from adjacent residential properties.

Landscape Design

1.5 Consideration to add additional trees, vegetation, and urban agriculture to the rooftop amenity area.

Note to Applicant: the addition of tress, specifically in the southwest corner, will provide shade for an otherwise exposed area. This will align with the Outdoor Space sub-section of Section 11.4 of the *Plan*, and allow the general enjoyment of nature on the rooftop amenity area. The addition of tress and extra vegetation would provide privacy, and reduce any potential overlook conditions for adjacent residential patios and balconies.

1.6 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable);

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

1.7 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and planters;

Note to Applicant: the sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

1.8 Provision of landscape features intended to create bird friendly design;

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:
http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf
http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf

1.9 Provision of a soil depth overlay sheet, included with the landscape plans;

1.10 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for: A commercial water permit and another commercial sewer permit. Please contact Engineering services as soon as possible to begin the process for confirming the trenching locations for Sewer and for Water.

Sustainability

1.11 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended July 25, 2023) located here: https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf.

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezonings – Process and Requirements*.

Housing

1.12 The proposed unit mix, including 29 studio units (17%), 79 one-bedroom units (47%), 44 two-bedroom units (26%) and 16 three-bedroom units (9.5%) is to be revised in the Development Permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units designed to be

suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

1.13 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

(b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

(c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and

(d) a balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

1.14 Provision of a Construction Management Plan submitted directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement), on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

1.15 Submission of a letter confirming acknowledgment that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

Note to Applicant: Developer is required to submit a signed letter acknowledging restricted street use (for Broadway Corridor) during construction before issuance of development permit due to Broadway Subway Project construction. Contractor must develop the traffic plans in coordination with the City, considering Broadway Subway Project existing street use plans. City will require min. 10 days to review the traffic plan. Please contact the City of Vancouver Rapid Transit Office (rapidtansitoffice@vancouver.ca) for more information on impacts to access and street use for your project.

1.16 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx

1.17 Provision of shoring plans to check placement of anchors with respect to tunnel and Broadway Subway Project underground infrastructure.

Note to Applicant: Developer must follow the standard shoring guidelines developed by the City.

1.18 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance if shotcrete will be required for the site.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services at shoringreview@vancouver.ca for details.

https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation

1.19 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.

1.20 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and Illuminating Engineering Society of North America (IESNA) recommendations.

Note to Applicant: A lighting simulation is required as part of the Building Permit application process.

1.21 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the landscape plans. The landscape plan is also to include the following:

(a) The following statement is to be added on the site and landscape plans:

(i) "This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.”

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the Development Permit application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the Development process.

(ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(iii) Add notes and callouts to the drawing plans stating that the required Green Infrastructure improvements on the site will be as per City-issued design.

Note to Applicant: for further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

(iv) Urban Forestry to comment on the proposed removal/relocation of boulevard street trees in the engineering right-of-way on Ontario Street.

(v) Street Activities to confirm locations for existing bike racks and trash bin.

(vi) Street Activities to comment on the existing concrete planter located on the Ontario Street boulevard.

(vii) Illustrate bus shelter on landscape drawings.

(b) All proposed streetscape materials on City property to be standard materials.

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved prior to the Development Permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

(c) Design to show/reference the Mount Pleasant Public Realm design features along East Broadway.

Note to Applicant: All proposed streetscape materials on the boulevard along East Broadway should meet the Mount Pleasant Streetscape Guidelines. The Streetscape Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx and are to be used alongside the City construction and design manuals.

1.22 Provision of a canopy application may be required should the encroaching structure (shown on sheet A4302) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-law.

1.23 Provision of updated architectural and landscape plans to reflect the Public Bike Share (PBS) space in compliance with the Design Standards for Public Bike Share to the satisfaction of the General Manager of Engineering Services, including the following items and notes:

(a) Removal/relocation of building elements in conflict with the station;

Note to Applicant: Revise landscape plan A801 to reflect PBS space as shown in architectural Level 1 Plan A203 clear of the Bike Access door to Class A bicycle parking at the north end of the PBS space.

(b) Relocate all utilities (vents, drains, access points etc.) outside of the station footprint and show/note uninterrupted broom finished saw-cut concrete surface;

Note to Applicant: Any utilities located with 1.0 m (3.3 ft.) of the station footprint shall be clearly identified on plans.

(c) Maximum 3% cross-slope and 5% grade along the length of the station;

Note to Applicant: A leveled/consistent grade without transitions is required. The PBS space is to be flush with the level of the adjacent sidewalk or plaza. Show spot elevations at all four corners of the PBS station demonstrating a maximum 3% cross slope. The 1m x 1m concrete pad at the south end of the PBS space to accommodate the PBS small sign is acceptable.

1.24 Gates/doors are not to swing more than 0.3 m (1 ft.) over the property lines or into the statutory right-of-way (SRW) area.

1.25 Submission to Engineering of an updated architectural plan showing City issued Building Grades for the site.

Note to Applicant: When providing additional property line elevations for proposed entrances, plazas, parking stalls etc., interpolate a continuous grade between the elevations providing on the City supplied Building Grade plan.

1.26 Provision of a Transportation Demand Management (TDM) Plan.

Note to Applicant: Submit TDM Plan A, B,C or D. Council approved amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning.

1.27 Provision of bicycle spaces, per Parking By-law Section 6, including:

(a) Minimum 1.2 m (4 ft.) wide access route(s) between the spaces and the outside;

1.28 Provision of passenger space(s) per Parking By-law Section 7 and the Design Supplement, including:

(a) Convenient access to/from the site uses;

Note to Applicant: Class A Passenger space is currently shown on P1. For convenience, consider relocating the Class A passenger space to the lane.

1.29 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.

1.30 Applicant to ensure the waste room designs are in compliance with the City of Vancouver's Guidelines in the Garbage and Recycling Storage Amenity Design Supplement, particularly the following:

(a) The total area of each waste room should equate to at least 2 to 2.5 times the physical footprint of the containers;

(b) Number of containers for each stream to meet the capacity of each use type;

(c) If container staging is required during collection days, a staging area should be provided on site, not on City property, and should be identified on the design drawings; and

(d) For multi-use buildings, separate solid waste amenities should be provided for different types of occupants (ie. Residential vs. commercial units).

1.31 Provision of a waste management plan at the development permit application stage. The plan should include the following:

(a) Types of waste streams to be provided;

(b) Number and size of containers to be provided for each stream;

(c) Collection frequency for each stream; and

(d) Clear indication of waste staging location on the architectural drawings.

1.32 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:

(a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.33 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary. All required electrical plants will be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

1.34 Submission of a Key Plan to the City for review and approval prior to the submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF; and

(b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

1.35 Provision of a $30,000 cash security deposit prior to Building Permit issuance, for protection, relocation and/or delivery of bus stop amenities adjacent to the site.

Note to Applicant: All supply, removal and relocation of street furniture shall be by the City's street furniture contractor, and coordinated with the City of Vancouver Street

Furniture Coordinator.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services, the General Manager of Real Estate, Environment and Facilities Management and the General Manager of Arts, Culture and Community Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

2.1 Release of the Services Agreement registered under CB23760-CB23768.

2.2 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.3(a)(i), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect

(a) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted R.F.Binnie & Associates Ltd. dated June 26, 2024, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm or 300 mm. The maximum water service connection size is 300 mm.

Note to Applicant: Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 8 East Broadway (formerly 2-24 East Broadway and 2520 Ontario Street) requires the following in order to maintain acceptable SAN and STM sewer flow conditions:

(i) No sewer upgrade is required.

Note to Applicant: Development to be serviced to the existing 250 mm SAN and 300 mm STM sewers in Ontario Street

(c) Provision of street improvements along East Broadway adjacent to the site and appropriate transitions, including the following:

(i) minimum 1.2 m wide front boulevard with street trees where space permits;

(ii) minimum 4.0 m wide broom finish saw-cut concrete sidewalk;

(iii) geometric changes requiring new curb and gutter, including relocation of the existing trolley poles, catch basin, fire hydrant, and any required road reconstruction to centreline;

(iv) curb ramps;

Note to Applicant: City of Vancouver to provide approved geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installations of new catch basins where required to accommodate the geometric design.

(d) Provision of street improvements along Ontario Street adjacent to the site and appropriate transitions, including the following:

(i) minimum 1.2 m wide front boulevard with street trees where space permits;

(ii) minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(iii) raised asphalt protected bike lane, geometric changes, or traffic calming (as determined by the City), including any required new curb and gutter, catch basin relocation, and road reconstruction to centreline, to upgrade the existing bikeway adjacent to the site to all ages and abilities standard;

(iv) removal of the existing unused driveway crossing and reconstruction of the boulevard, and curb to current standards; and

(v) curb ramps.

Note to Applicant: City of Vancouver to provide approved geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installations of new catch basins where required to accommodate the geometric design.

(e) Provision of lane improvements along the lane, adjacent to the site and appropriate transitions, including the following:

(i) Full depth pavement reconstruction of the existing lane south of East Broadway along the development site's frontage;

Note to Applicant: Lane reconstruction to meet City higher-zoned lane standards with centre valley cross section.

(ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Ontario Street.

(f) Provision of improvements at the intersection of Ontario Street and East Broadway, including:

(i) Upgrades to the existing traffic signal including an accessible pedestrian signal (APS);

(g) Provision of Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

(i) Installation of a rainwater tree trench (RTT) in the front boulevard along East Broadway to treat and retain 90% of average annual rainfall from the right-of-way (ROW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed boulevard and sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

(h) Provision of bus stop amenities adjacent to the site (stop # 50878) including all associated passenger facilities (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc.) at a location to be determined by Engineering Services.

Note to Applicant: All removal, relocation or installation of street furniture shall be by the City's street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator.

(i) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

Note to Applicant: A lighting simulation is required as part of the Building Permit process.

(j) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: the ducts must be connected to the existing City street lighting grid.

(k) Provision of new electrical service cabinet/kiosk on Ontario Street, if existing City's service panel in the lane should be relocated due to development site requirement.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

(l) Provision of new or replacement ductbank adjacent to the site that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connect to existing electrical and communication infrastructure.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current City of Vancouver Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

(m) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

2.3 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

(a) Improvements at the intersection of Ontario Street and Broadway including:

(i) Upgrades to the existing traffic signal including accessible pedestrian signal (APS) as per condition 2.3(f)(i).

Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect

Housing

2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as secured market rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to the City's Broadway Plan, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than one month at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City at By-law enactment pursuant to Section 565.2 of the Vancouver Charter and a Section 219 Covenant.

Public Art

2.5 Enter into an agreement, or if acceptable to the Director of Legal Services, a modification of existing agreement CB23778-786, satisfactory to the Director of Legal Services and the Managing Director of Arts & Culture for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program manager.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

2.6 If applicable:

(a) Submit a site disclosure statement to Environmental Services (Environmental Protection).

(b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.

(c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements areto be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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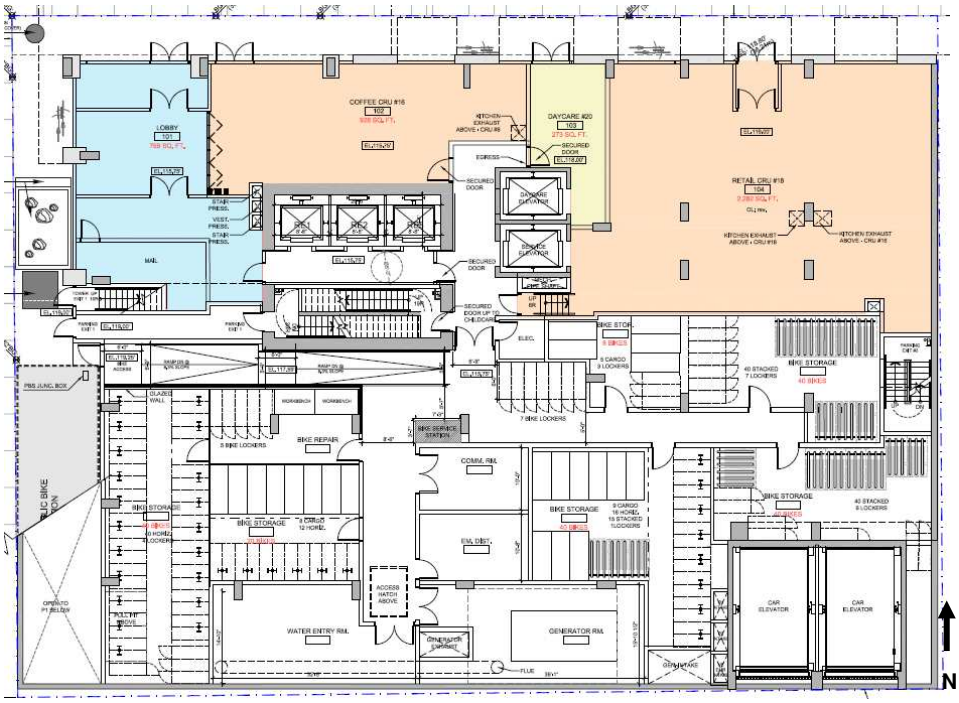
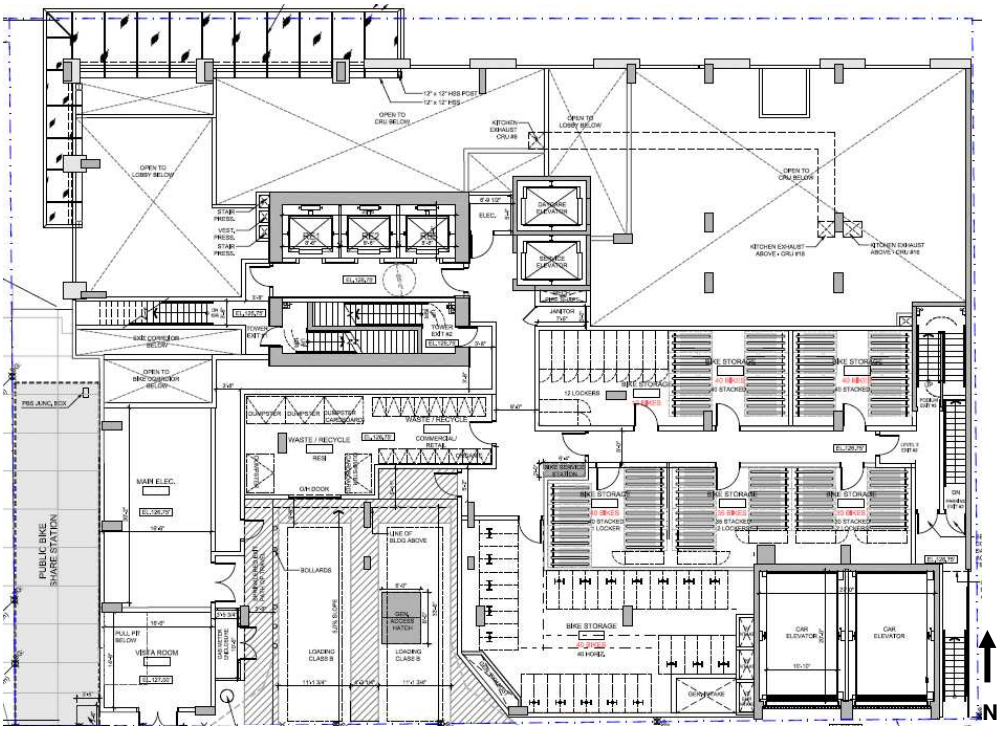
8 East Broadway (Formerly 2-24 East Broadway and 2520 Ontario Street) FORM OF DEVELOPMENT DRAWINGS

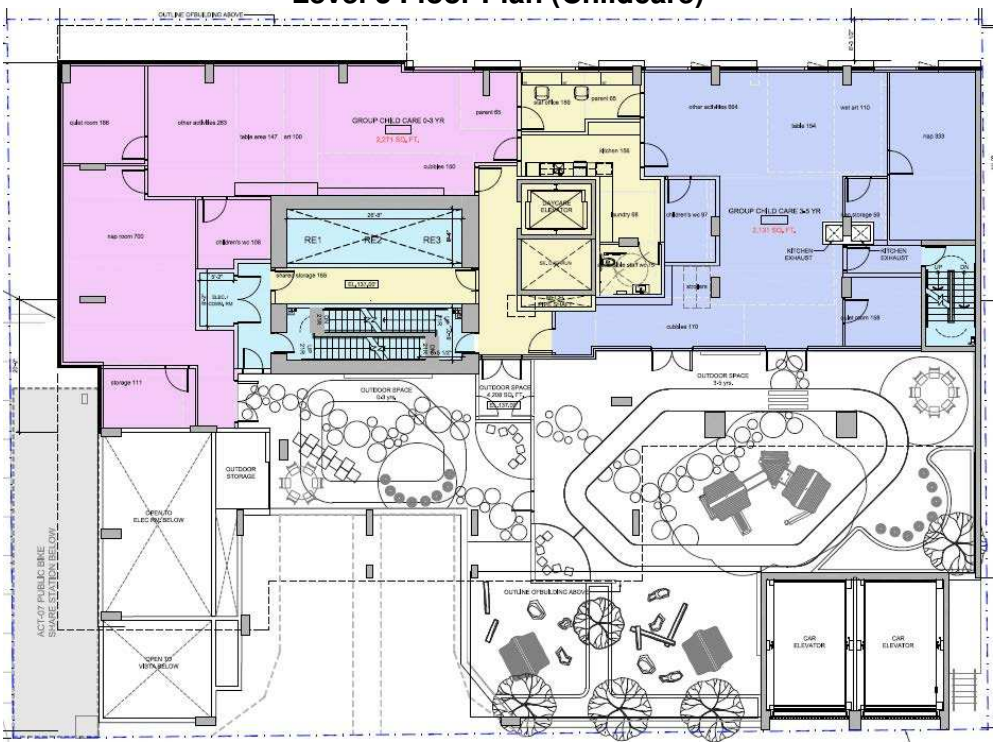
Ground Floor Plan



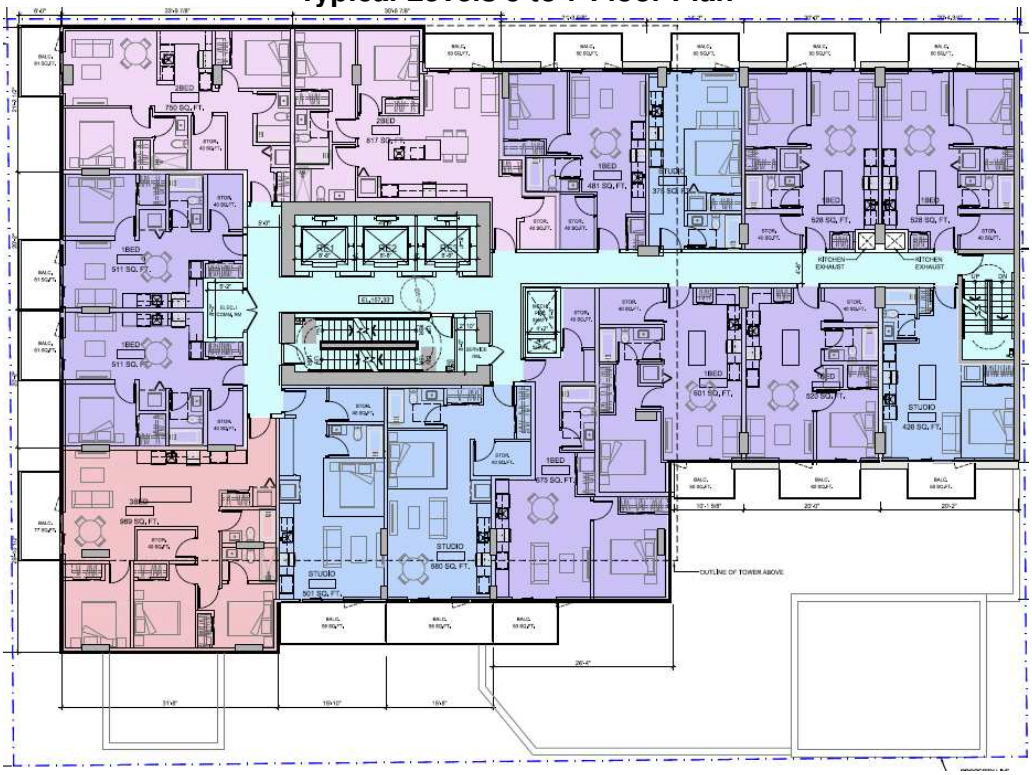
Level 2 Floor Plan



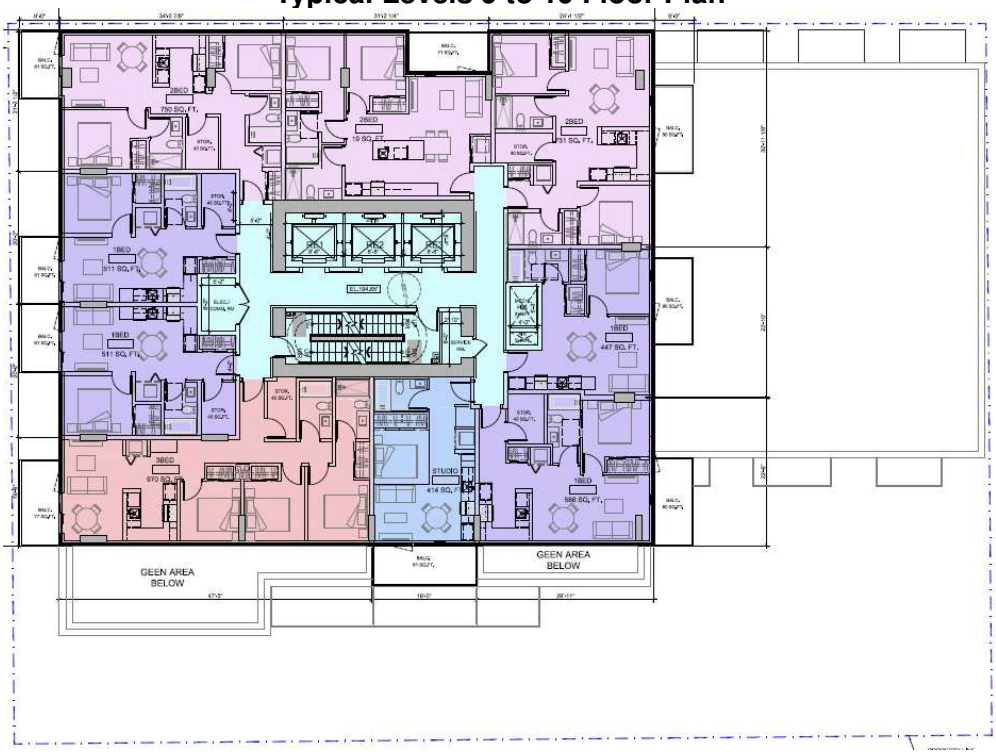
Level 3 Floor Plan (Childcare)



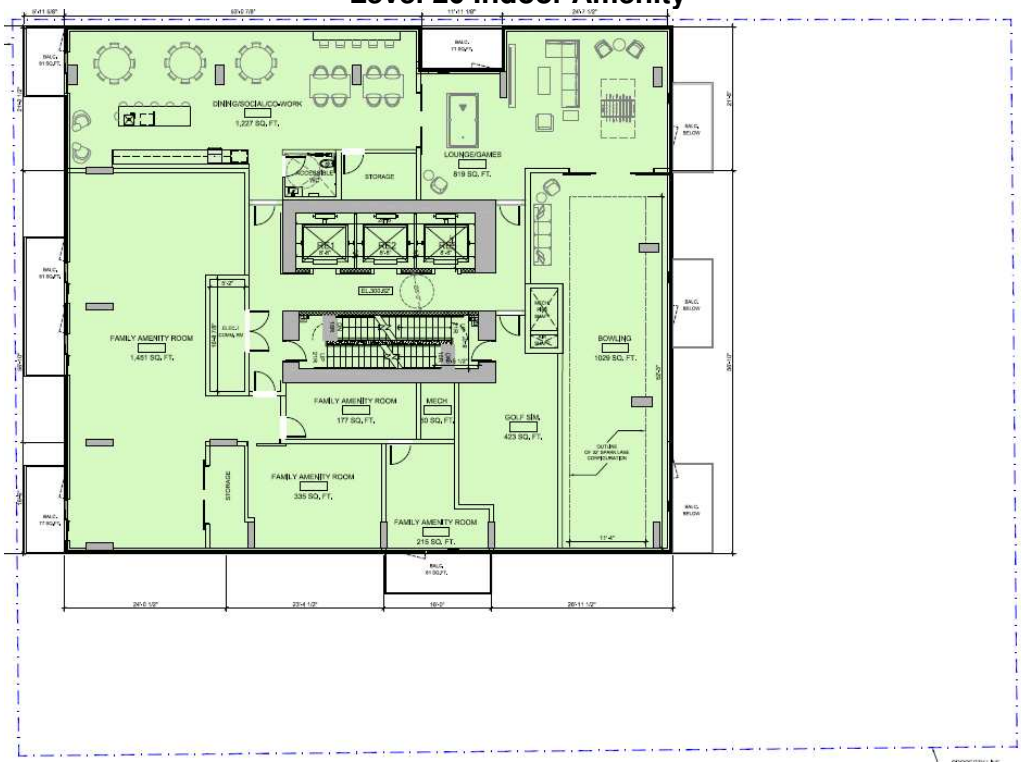
Typical Levels 5 to 7 Floor Plan



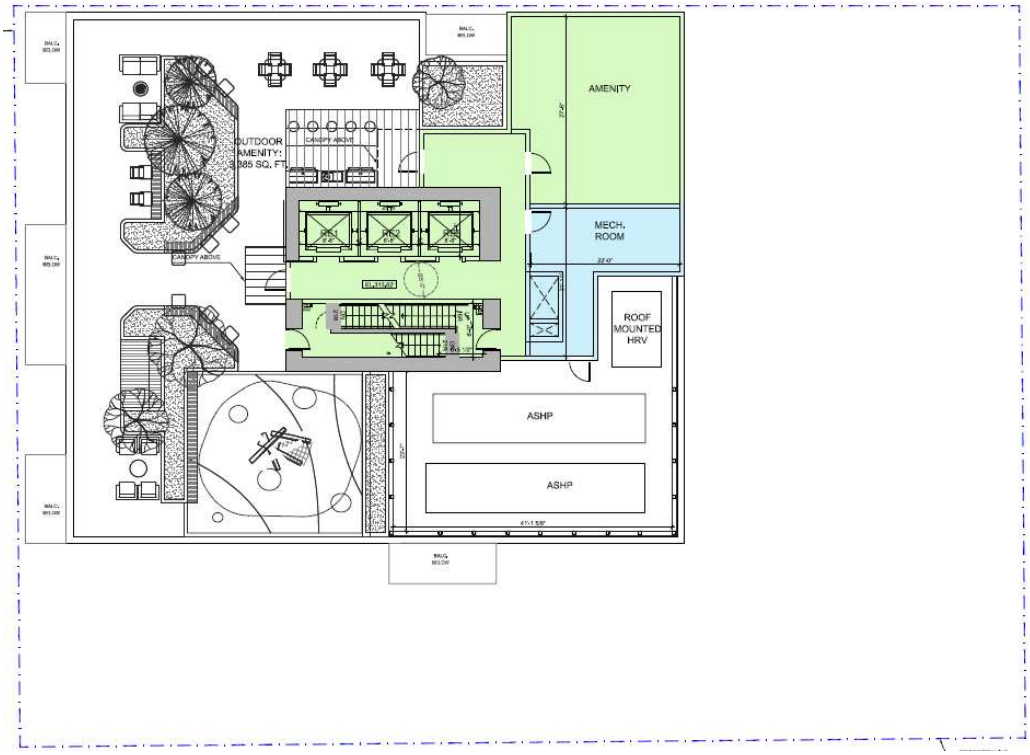
Typical Levels 9 to 19 Floor Plan



Level 20 Indoor Amenity



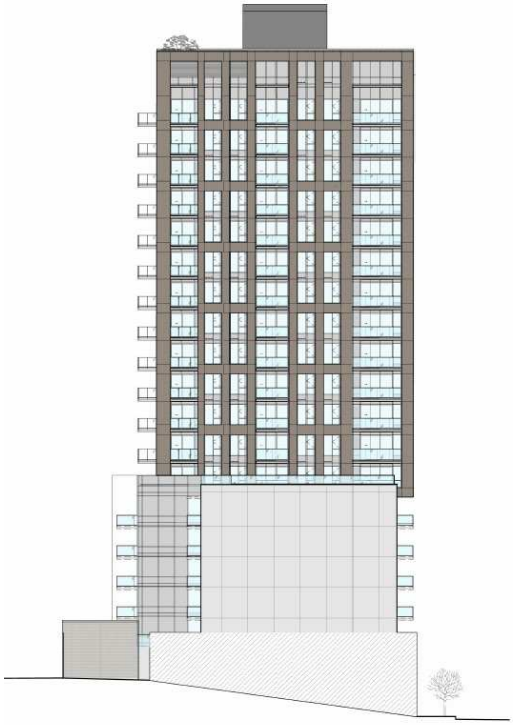
Level 21 Rooftop Amenity



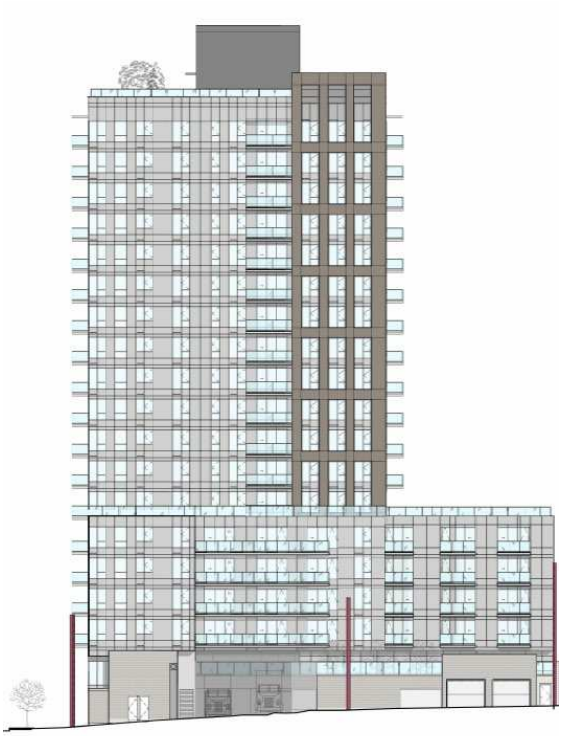
Elevations

North

East



South



West

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8 East Broadway (Formerly 2-24 East Broadway and 2520 Ontario Street)
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Event (City-led)		
Question and Answer Period (Original Submission)	January 10, 2024 – January 23, 2024	131 participants (aware)* • 66 informed • 18 engaged
Question and Answer Period (Resubmission)	May 22, 2024 – June 4, 2024	199 participants (aware)* • 75 informed • 13 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 5, 2024	2,220 notices mailed
Postcard distribution – Notice of revised rezoning application and virtual open house	May 21, 2024	2,217 notices mailed
Public Responses – Original Submission		
Online questions	January 10, 2024 – January 23, 2024	4 submittals
Online comment forms • Shape Your City platform	October 30, 2023 – April 10, 2024	36 submittals
Overall position • support • opposed • mixed	October 30, 2023 – April 10, 2024	36 submittals • 21 responses • 8 responses • 7 responses
Other input	January 2024 – April 2024	4 submittals
Public Responses - Resubmission		
Online questions	May 22, 2024 – June 4, 2024	no submittal
Online comment forms • Shape Your City platform	April 11, 2024 – September 6, 2024	24 submittals
Overall position • support • opposed	April 11, 2023 – September 6, 2024	24 submittals • 13 responses • 9 responses

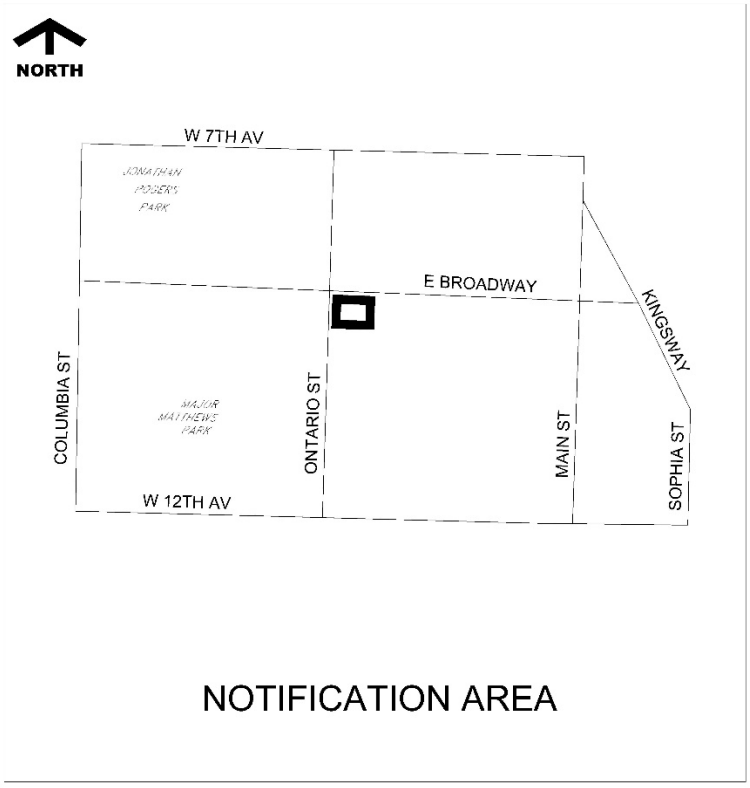
• mixed		• 2 responses
Other input	April 11, 2023 – September 6, 2024	1 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	October 2023 – September 2024	1,300 participants (aware)* • 432 informed • 55 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware**: Number of unique visitors to the application webpage that viewed only the main page.
- **Informed**: Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged**: Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Rental Housing:** The proposed development would add much needed rental housing supply to the Broadway Corridor.

- **Height, Density and Location:** The proposed height and density is appropriate for this location, given proximity to a major transit route and future Skytrain station, as well as to bikeways, services, and public amenities. The proposed height, density, and form of development aligns with the policy direction and expectations of the *Plan*.

- **Childcare:** The inclusion of a private childcare facility is highly supported.

- **Bikeshare:** The inclusion of a PBS station on the site is highly supported.

Generally, comments of concern fell within the following areas:

- **Height, Density and Neighbourhood Character:** Concern that the proposal is too tall, blocks sightlines to the north shore mountains, and does not fit the character of a quiet, heritage neighbourhood. Liveability and community wellbeing would be negatively impacted.

- **Building design:** The proposed design doesn't fir the existing architecture and typology of the neighbourhood.

- **Housing Affordability:** Concern the new units will not be affordable for those who need housing, and concern that no below-market rental units are included as part of the proposal.

- **Traffic Safety:** Concern that the increase in housing units will create more traffic and vehicular conflicts with the cyclists at the intersection given the existing bikeways that surround the site, which are already dangerous due to volume of traffic and slope.

- **Parking:** Concern that the proposed development is under parked and will negatively contribute to the existing vehicular congestion and street parking challenges in the neighbourhood.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- More pet friendly rental buildings are needed in the City.
- Proposed parking is appropriate as the site is close to transit.
- West 10th Avenue is a popular bike route and the bike share stations will help serve those who do not drive.

General comments of concern:

- The design is not aesthetically pleasing and does not fit with the surrounding neighbourhood.
- There are not enough neighbourhood and community amenities to support new developments and residents.
- Displacement of existing local businesses.
- Loss of office space in the area.

Neutral comments/suggestions/recommendations:

- The childcare space should be larger.
- There should be BMR included in this development.
- There should be more emphasis on family sized housing.
- The building should be lowered to minimize shadowing impacts.
- The building should be taller and more dense given proximity to a future Skytrain station.

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8 East Broadway (Formerly 2-24 East Broadway and 2520 Ontario Street)
PUBLIC BENEFITS SUMMARY

Project Summary

A 21-storey mixed-use rental building containing 168 units, commercial uses on the ground floor, and a private childcare facility.

Public Benefit Summary:

The proposal will provide market rental units, a DCL payment, and public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (826)	Amended CD-1 (826)
Floor Space Ratio (Site area = 1,499 sq. m (16,136 sq. ft.))	7.50	8.50
Floor Area	11,243 sq. m (121,021 sq. ft.)	12,750 sq. m (137,232 sq. ft.)
Land Use	Commercial	Residential, Commercial

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL[1]	$3,240,923
Utilities DCL[1]	$1,961,262
Community Amenity Contribution	$0
Public Art[2]	$271,719
TOTAL	**$5,473,904**

Other benefits (non-quantified): 168 rental housing units secured for the greater of 60 years and the life of the building.

[1] Based on by-laws in effect as of September 30, 2024; by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's DCL Bulletin for more details.

[2] Based on rates in effect as of 2016. Rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

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8 East Broadway (Formerly 2-24 East Broadway and 2520 Ontario Street) APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Address	8 East Broadway (formerly 2-24 East Broadway and 2520 Ontario Street)
Property Identifier (PID)	031-721-231
Legal Description	Lot A Block 27 District Lot 302 Group 1 New Westminster District Plan EPP121271
Registered Owners	Brontario Properties Inc.

APPLICANT INFORMATION

Architect/Applicant	Chard Development Ltd.

SITE STATISTICS

Site Area	1,499 sq. m (16,136 sq. ft.)

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	**Proposed**
Zoning	CD-1 (826)	Amended CD-1 (826)
Land Use	Commercial	Residential, Commercial
Density	7.50 FSR	8.50 FSR
Maximum Height	45.1 m (148 ft.)	62 m (203 ft.)
Floor Area	11.243 sq. m (121,021 sq. ft.)	12,750 sq. m (137,232 sq. ft.)
Parking and Bicycle Spaces	As per Parking By-law	Vehicle parking spaces: 56 Class A bicycle spaces: 460 Class B bicycle spaces: 8 Loading spaces: 3 Passenger loading spaces: 8 To be confirmed at development permit stage
Natural assets	0 on-site trees 13 city trees	Retain 13 city trees Approx. 11 new on-site trees To be confirmed at the development permit stage

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